171.0	0004	0003.0	1 of 1	Residential		Total Card / Total Parcel
Map	Block	Lot	CARD	ARLINGTON	APPRAISED:	1,083,400 / 1,083,400
					USE VALUE:	1,083,400 / 1,083,400
					ASSESSED:	1,083,400 / 1,083,400

PROPERTY LOCATION

No	Alt No	Direction/Street/City
51		CLAREMONT AVE, ARLINGTON

OWNERSHIP

Unit #:

Owner 1:	HINCK TODD A
Owner 2:	
Owner 3:	
Street 1:	51 CLAREMONT AVE
Street 2:	
Twn/City:	ARLINGTON
St/Prov:	MA Cntry: Own Occ: Y
Postal:	02476 Type:

PREVIOUS OWNER

Owner 1:	RINDONE CAROL A -
Owner 2:	-
Street 1:	51 CLAREMONT AVE
Twn/City:	ARLINGTON
St/Prov:	MA Cntry:
Postal:	02476

NARRATIVE DESCRIPTION

This parcel contains 11,568 Sq. Ft. of land mainly classified as Two Family with a Multi-Garden Building built about 1872, having primarily Vinyl Exterior and 2640 Square Feet, with 2 Units, 2 Baths, 0 3/4 Bath, 0 HalfBath, 10 Rooms, and 4 Bdrms.

OTHER ASSESSMENTS

Code	Descrip/No	Amount	Com. Int

PROPERTY FACTORS

Item	Code	Description	%	Item	Code	Description
Z	R1	SINGLE FA	100	water		
o				Sewer		
n				Electri		
Census:				Exmpt		
Flood Haz:						
D				Topo	1	Level
s				Street		
t				Gas:		

IN PROCESS APPRAISAL SUMMARY

Use Code	Land Size	Building Value	Yard Items	Land Value	Total Value
104	11568.000	545,800	700	536,900	1,083,400
Total Card	0.266	545,800	700	536,900	1,083,400
Total Parcel	0.266	545,800	700	536,900	1,083,400

Source: Market Adj Cost | Total Value per SQ unit /Card: 410.38 | /Parcel: 410.3

Legal Description

Entered Lot Size

Total Land:

Land Unit Type:

User Acct 113549

GIS Ref

GIS Ref

Insp Date 06/07/18

PREVIOUS ASSESSMENT

Parcel ID 171.0-0004-0003.0

Tax Yr	Use	Cat	Bldg Value	Yrd Items	Land Size	Land Value	Total Value	Asses'd Value	Notes	Date
2020	104	FV	545,600	700	11,568.	536,900	1,083,200	1,083,200	Year End Roll	12/18/2019
2019	104	FV	404,700	700	11,568.	536,900	942,300	942,300	Year End Roll	1/3/2019
2018	104	FV	404,700	700	11,568.	475,600	881,000	881,000	Year End Roll	12/20/2017
2017	104	FV	379,000	700	11,568.	398,900	778,600	778,600	Year End Roll	1/3/2017
2016	104	FV	379,000	700	11,568.	398,900	778,600	778,600	Year End	1/4/2016
2015	104	FV	336,800	700	11,568.	345,200	682,700	682,700	Year End Roll	12/11/2014
2014	104	FV	336,800	700	11,568.	333,700	671,200	671,200	Year End Roll	12/16/2013
2013	104	FV	350,800	700	11,568.	317,600	669,100	669,100		12/13/2012

!13268!

PRINT

Date	Time
12/11/20	03:15:11

LAST REV

Date	Time
07/03/18	15:09:29
mmcmakin	

SALES INFORMATION

TAX DISTRICT

PAT ACCT. 13268

Grantor	Legal Ref	Type	Date	Sale Code	Sale Price	V	Tst	Verif	Notes
RINDONE CAROL A	35168-103		3/29/2002		570,000	No	No		
RINDONE SALVATO	31475-262		6/5/2000	Family	99	No	No		
RINDONE SALVATO	25420-448		6/20/1995		1	No	No		A

USER DEFINED

Prior Id # 1:	113549
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
ASR Map:	
Fact Dist:	
Reval Dist:	
Year:	
LandReason:	
BldReason:	
CivilDistrict:	
Ratio:	

BUILDING PERMITS

Date	Number	Descrip	Amount	C/O	Last Visit	Fed Code	F. Descrip	Comment
12/5/2011	1578	Manual	33,000	C				GENERAL MAINTENANC
2/22/2011	88	Manual	9,773					REDO INT
4/14/1993	106	Manual	2,500					REBUILD ROOF/DECK
8/5/1992	361		2,300					ADD WDK TO 2ND FLO

ACTIVITY INFORMATION

Date	Result	By	Name
6/7/2018	MEAS&NOTICE	BS	Barbara S
10/30/2008	Meas/Inspect	163	PATRIOT
6/15/2002	MLS	HC	Helen Chinal
12/21/1999	Meas/Inspect	243	PATRIOT
1/1/1982		GP	

Sign: VERIFICATION OF VISIT NOT DATA __/__/__

LAND SECTION (First 7 lines only)

Use Code	Description	LUC Fact	No of Units	Depth / PriceUnits	Unit Type	Land Type	LT Factor	Base Value	Unit Price	Adj	Neigh	Neigh Influ	Neigh Mod	Infl 1	%	Infl 2	%	Infl 3	%	Appraised Value	Alt Class	%	Spec Land	J Code	Fact	Use Value	Notes
104	Two Family		11568		Sq. Ft.	Site		0	70.	0.66	8									536,928						536,900	

Total AC/HA: 0.26556 | Total SF/SM: 11568 | Parcel LUC: 104 | Two Family | Prime NB Desc: ARLINGTON | Total: 536,928 | Spl Credit | Total: 536,900

Disclaimer: This Information is believed to be correct but is subject to change and is not warranteed.

EXTERIOR INFORMATION

Type:	13 - Multi-Garden		
Sty Ht:	2 - 2 Story		
(Liv) Units:	2	Total:	2
Foundation:	3 - BrickorStone		
Frame:	1 - Wood		
Prime Wall:	4 - Vinyl		
Sec Wall:	3 - Aluminum	25	%
Roof Struct:	2 - Hip		
Roof Cover:	2 - Slate		
Color:	WHITE		
View / Desir:			

GENERAL INFORMATION

Grade:	C - Average		
Year Blt:	1872	Eff Yr Blt:	
Alt LUC:		Alt %:	
Jurisdict:	G12	Fact:	.
Const Mod:			
Lump Sum Adj:			

INTERIOR INFORMATION

Avg Ht/FL:	STD		
Prim Int Wall	2 - Plaster		
Sec Int Wall:	8 - Plyw Panel	5	%
Partition:	T - Typical		
Prim Floors:	4 - Carpet		
Sec Floors:	3 - Hardwood	40	%
Bsmnt Flr:	12 - Concrete		
Subfloor:			
Bsmnt Gar:			
Electric:	3 - Typical		
Insulation:	2 - Typical		
Int vs Ext:	S		
Heat Fuel:	2 - Gas		
Heat Type:	5 - Steam		
# Heat Sys:	2		
% Heated:	100	% AC:	
Solar HW:	NO	Central Vac:	NO
% Com Wall		% Sprinkled:	

BATH FEATURES

Full Bath	2	Rating:	Average
A Bath:		Rating:	
3/4 Bath:		Rating:	
A 3QBth		Rating:	
1/2 Bath:		Rating:	
A HBth:		Rating:	
OthrFix:		Rating:	

OTHER FEATURES

Kits:	2	Rating:	Good
A Kits:		Rating:	
Frpl:		Rating:	
WSFlue:		Rating:	

CONDO INFORMATION

Location:	
Total Units:	
Floor:	
% Own:	
Name:	

DEPRECIATION

Phys Cond:	GD - Good	18.	%
Functional:			%
Economic:			%
Special:			%
Override:			%
Total:		18.6	%

CALC SUMMARY

Basic $ / SQ:	170.00
Size Adj.:	1.04772723
Const Adj.:	1.02162910
Adj $ / SQ:	181.966
Other Features:	107500
Grade Factor:	1.00
NBHD Inf:	1.00000000
NBHD Mod:	
LUC Factor:	1.00
Adj Total:	670478
Depreciation:	124709
Depreciated Total:	545769

COMMENTS

RESIDENTIAL GRID

1st Res Grid	Desc:	Line 1	# Units:	2

Level	FY	LR	DR	D	K	FR	RR	BR	FB	HB	L	O
Other												
Upper												
Lvl 2												
Lvl 1												
Lower												

Totals	RMs:	10	BRs:	4	Baths:	2	HB	

REMODELING

Exterior:	
Interior:	
Additions:	
Kitchen:	
Baths:	
Plumbing:	
Electric:	
Heating:	
General:	

RES BREAKDOWN

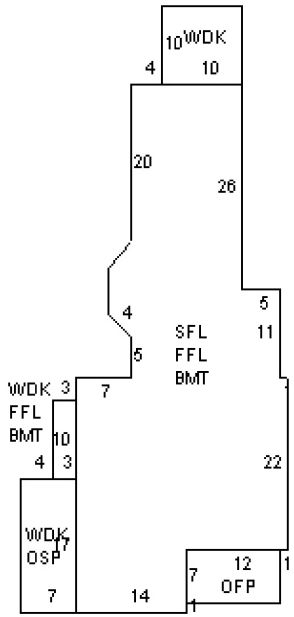
No Unit	RMS	BRS	FL
2	5	2	
Totals			
2	10	4	

COMPARABLE SALES

Rate	Parcel ID	Typ	Date	Sale Price

WtAv$/SQ:		AvRate:	Ind.Val
Juris. Factor:	1.00	Before Depr:	181.97
Special Features:	0	Val/Su Net:	123.29
Final Total:	545800	Val/Su SzAd	206.74

SKETCH



SUB AREA

Code	Description	Area - SQ	Rate - AV	Undepr Value
BMT	Basement	1,335	54.590	72,877
FFL	First Floor	1,335	181.970	242,925
SFL	Second Floor	1,305	181.970	237,466
WDK	Deck	249	10.230	2,548
OSP	Screen Porch	119	34.120	4,061
OFP	Open Porch	84	36.920	3,102
	Net Sketched Area:	4,427	Total:	562,979
Size Ad	2640	Gross Are	4427	FinArea 2640

SUB AREA DETAIL

Sub Area	% Usbl	Descrip	% Type	Qu	# Ten

IMAGE

AssessPro Patriot Properties, Inc

MOBILE HOME

Make:		Model:		Serial #:		Year:		Color:	

SPEC FEATURES/YARD ITEMS

PARCEL ID 171.0-0004-0003.0

Code	Description	A	Y/S	Qty	Size/Dim	Qual	Con	Year	Unit Price	D/S	Dep	LUC	Fact	NB Fa	Appr Value	JCod	JFact	Juris. Value
A2	WOOD SHD	D	Y	1	8X16	A	AV	1980	7.56	T	31.2	104			700			700

More:	N	Total Yard Items:	700	Total Special Featues:		Total:	700